| 045.0 | 0005 | 0011.E | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 497,000 / 497,000 |
| | | | | | USE VALUE: | 497,000 / 497,000 |
| | | | | | ASSESSED: | 497,000 / 497,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | MEDFORD ST, ARLINGTON |

## OWNERSHIP

Unit #: 5

| | | |
|---|---|---|
| Owner 1: | SHAPIRO ANNIE N | |
| Owner 2: | HUDDLESTON DAVID A | |
| Owner 3: | | |
| Street 1: | 15 MEDFORD ST #5 | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NICKLES NINA M - |
| Owner 2: | FIRST CRAIG S - |
| Street 1: | 15 MEDFORD ST #5 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 1339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B3 | VILLAGE B | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 497,000 | | | 497,000 |
| Total Card | 0.000 | 497,000 | | | 497,000 |
| Total Parcel | 0.000 | 497,000 | | | 497,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.17 | /Parcel: 371.1

## Legal Description

## User Acct

197189

## GIS Ref

## GIS Ref

## Insp Date

07/11/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 045.0-0005-0011.E

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 489,400 | 0 | . | | 489,400 | 489,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 468,400 | 0 | . | | 468,400 | 468,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 413,700 | 0 | . | | 413,700 | 413,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 376,700 | 0 | . | | 376,700 | 376,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 376,700 | 0 | . | | 376,700 | 376,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 347,700 | 0 | . | | 347,700 | 347,700 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 331,600 | 0 | . | | 331,600 | 331,600 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 331,600 | 0 | . | | 331,600 | 331,600 | | 12/13/2012 |

!3840!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:58:57 |

## LAST REV

| Date | Time |
|---|---|
| 07/11/18 | 14:21:51 |

danam

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3840

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NICKLES NINA M, | 54157-3 | | 1/15/2010 | | 339,000 | No | No | | |
| BIRD COLIN | 31165-58 | | 2/25/2000 | | 232,500 | No | No | | |
| MCGARRY JAMES | 25117-127 | | 1/23/1995 | | 84,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/19/2005 | 408 | Manual | 36,000 | | | G7 | GR FY07 | repair porch along |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/11/2018 | Measured | DGM | D Mann |
| 1/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 197189 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7111 | | | Med. Tr | -5 | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | BLUE | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 2 - Softwood | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 16.659999847 |
| Name: | 153 - 7111 |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97699142 |
| Adj $ / SQ: | 389.087 |
| Other Features: | 60500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.04999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 610562 |
| Depreciation: | 113564 |
| Depreciated Total: | 496997 |

## COMMENTS

CONDO CONVERSION 1/95,Building Number 1.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | 1 |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 408.54 |
| Special Features: | 0 | Val/Su Net: | 371.17 |
| Final Total: | 497000 | Val/Su SzAd | 371.17 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,339 | 389.090 | 520,987 |
| Net Sketched Area: | | 1,339 | Total: | 520,987 |
| Size Ad | 1339 | Gross Are | 1339 | FinArea 1339 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

045.0-0005-0011.E

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |